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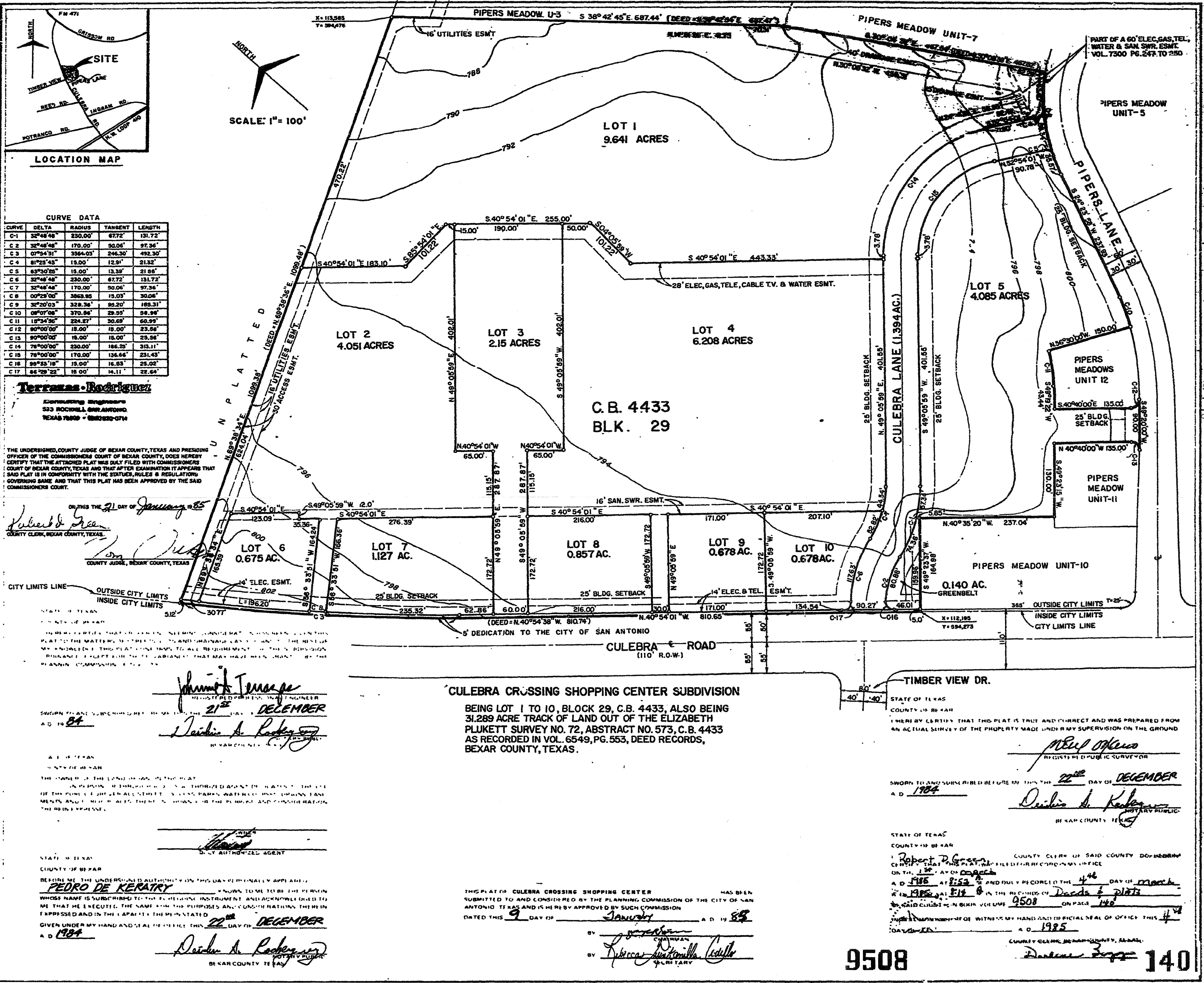
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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

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VRP# 04-06-141



City of San Antonio
 Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 09-06-141
 Assigned by city staff

Date: June 1, 2004

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Sam Kobrinsky

Phone: (831) 757-4089 Fax: _____

Address: 295 S. Main Street, Suite #500

City: Salinas State: California Zip code: 93901

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: DEER CREEK APARTMENTS

(b) (k) Site location or address of Project and Legal description:

Culebra Road @ Timber View

Lot 1, Block 29, NCB 18076

RECEIVED

JUN 28 2004

6/1/04

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**CITY ATTORNEY'S OFFICE
 SAN ANTONIO, TEXAS**

Council District 6 ETJ Y Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 419,962 S.F.

(e) Total area of impervious surface, in square feet 293,973 S.F.

(f) Number of residential dwellings units, by type; 176 apartment units

(g) Type and amount of non-residential square footage; 125,989 S.F.

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? January 9, 1985

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Lots 2, 3, 4, 6, 8 and 10 have commercial buildings on the property. Lots 9 & 7 are vacant. Lot 1 is vacant, no buildings or structures on the property.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

● **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

● **Approved Plat**

Plat Name: Culebra Crossing Shopping Center Subdivision Plat # _____ Acreage: 31.289 Approval

Date: 01/09/85 Plat recording Date: 08/04/85 Expiration Date: _____ Vol./Pg. 9508/140

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

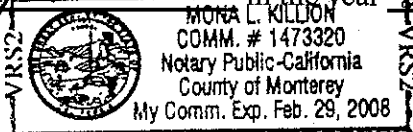
● **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: SAMUEL KOBINSKY Signature: [Signature] Date: 6-7-04

Sworn to and subscribed before me by Samuel Kobinsky on this 7th day of June in the year 2004, to certify which witness my hand and seal of office.



Mona L. Killian
Notary Public, State of Texas - California

6/1/04

Date: 9/9/04

☐ **Disapproved**

Date: 9/5/04

04-06-141: Recommend approval effective January 9, 1985 for 176 multi-family dwelling units and associated parking per the application

[illegible]